138.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	809,600 / 809,600
					USE VALUE:	809,600 / 809,600
					ASSESSED:	809,600 / 809,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KANTCHEV KALIN
Owner 2:	KANTCHEVA ANETA R
Owner 3:	
Street 1:	40 JOHNSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	POTTER JEAN M/TRUSTEE -
Owner 2:	JEAN MACCORMICK POTTER LIVING -
Street 1:	15 PLEASANT VIEW ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,350 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 1404 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6350.000	260,100		549,500	809,600
Total Card	0.146	260,100		549,500	809,600
Total Parcel	0.146	260,100		549,500	809,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 576.64 | /Parcel: 576.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	88327
GIS Ref	
GIS Ref	
Insp Date	09/01/17

!10654!

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,900	0	6,350.	549,500	809,400	809,400	Year End Roll	12/18/2019
2019	101	FV	231,800	0	6,350.	580,000	811,800	811,800	Year End Roll	1/3/2019
2018	101	FV	231,300	0	6,350.	427,400	658,700	658,700	Year End Roll	12/20/2017
2017	101	FV	231,300	0	6,350.	409,000	640,300	640,300	Year End Roll	1/3/2017
2016	101	FV	231,300	0	6,350.	378,500	609,800	609,800	Year End	1/4/2016
2015	101	FV	226,000	0	6,350.	317,500	543,500	543,500	Year End Roll	12/11/2014
2014	101	FV	226,000	0	6,350.	310,100	536,100	536,100	Year End Roll	12/16/2013
2013	101	FV	226,000	0	6,350.	295,500	521,500	521,500		12/13/2012

PRINT

Date	Time
12/11/20	00:56:22

LAST REV

Date	Time
11/16/20	11:07:51
jorourke	
10654	

USER DEFINED

Prior Id # 1:	88327
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POTTER JEAN M/T	71687-311	1	9/28/2018	Estate/Div	720,000	No	No		
POTTER JEAN M,	66963-326		3/22/2016	Convenience	10	No	No		
LICKLIDER LOUIS	26699-466		9/26/1996		223,250	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/1994	165	Manual	3,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2020	Mail Update	JO	Jenny O
4/17/2019	SQ Returned	JO	Jenny O
9/1/2017	MEAS&NOTICE	HS	Hanne S
3/17/2009	Inspected	189	PATRIOT
2/24/2009	Measured	372	PATRIOT
4/19/2001	Inspected	PM	Peter M
11/18/1999	Mailer Sent		
11/8/1999	Measured	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6350		Sq. Ft.	Site		0	90.	0.96	10									549,452						549,500	

Total AC/HA:	0.14578	Total SF/SM:	6350	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	549,452	Spl Credit		Total:	549,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.01888812
Adj $ / SQ:	171.937
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	376968
Depreciation:	116860
Depreciated Total:	260108

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

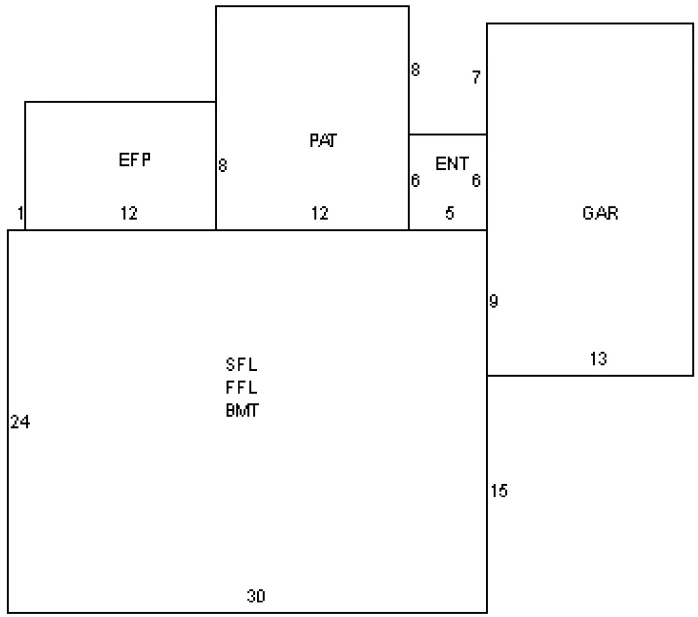
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.94
Special Features:	0	Val/Su Net:	96.19
Final Total:	260100	Val/Su SzAd	185.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	51.580	37,138
FFL	First Floor	720	171.940	123,795
SFL	Second Floor	684	171.940	117,605
GAR	Garage	286	24.190	6,918
PAT	Patio	168	4.570	767
EFP	Enclos Porch	96	56.630	5,437
ENT	ENTRY	30	26.900	807

	Net Sketched Area:	2,704	Total:	292,467	
Size Ad	1404	Gross Are	2740	FinArea	1404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	